



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 17:08:57
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Assessment Data	Primary Image
Account 660004069 Parcel ID 000000-00-0-10772-002-0011 Cadastral ID 05-21-16-06200 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 324976 P4 INVESTMENTS LLC	

18325 S 4190 RD
CLAREMORE OK 74017-0000

Parcel Location

Situs 00823 W 24TH ST N
Subdivision SPRINGBROOK ESTATES I
Lot/Block 0011 / 0002 **Parcel Size** 1 - Lots
Sec/Twn/Rng 5 / 21 / 16 / 5
Neighborhood 1183 - R-V01-SW CLAREMORE
School District S001 - CLAREMORE SCHOOLS

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Legal Description	Lat/Long: 36.33200587 -95.61835178	Building Permits
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LOT 11 BLOCK 2 SPRINGBROOK EST I

Number	Description	Opened	Closed	Amount

Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	KETTERLING, AARON & RACHEL	05/31/2022	120,000	YES
H	Homestead	No	1,000		/	RHINE, RODNEY JAMES	07/21/2020	139,500	YES
					/	RHINE, NANCY S &	05/29/2020	0	4
					2714/925	RHINE, NANCY S	06/01/2018	0	4
					2324/488	RHINE, NANCY S & RODNEY RHINE &	04/29/2013	0	4
					936/756	STIMSON, TERRANCE J &	11/18/1993	62,500	Yes

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2023	Land Value	44,895	34,845	11%	3,833	Assessed	15,281	1,412.42
Year Frozen	2008	Improvements	104,070	104,070		11,448	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	148,965	138,915		15,281	Total Taxable	15,281	1,412.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660004069	P4 INVESTMENTS LLC	18	149,928	0	14,553	1,345.00	
2024	2024-660004069	P4 INVESTMENTS LLC	18	144,109	0	13,860	1,281.00	
2023	2023-660004069	P4 INVESTMENTS LLC	18	120,000	0	13,200	1,209.00	
2022	2022-660004069	P4 INVESTMENTS LLC	18	142,496	1000	14,575	1,349.00	
2021	2021-660004069	KETTERLING, AARON & RACHEL	18	137,467	1000	14,121	1,247.00	
2020	2020-660004069	KETTERLING, AARON & RACHEL	18	112,834	1000	8,491	778.00	
2019	2019-660004069	RHINE, NANCY S &	18	107,473	1000	8,492	787.00	
2018	2018-660004069	RHINE, NANCY S &	18	111,601	1000	8,491	785.00	
2017	2017-660004069	RHINE, NANCY S	18	110,708	1000	8,491	779.00	
2016	2016-660004069	RHINE, NANCY S	18	107,928	1000	8,491	796.00	
2015	2015-660004069	RHINE, NANCY S	18	105,556	1000	8,492	765.00	
2014	2014-660004069	RHINE, NANCY S	18	106,363	1000	8,491	787.00	
2013	2013-660004069	RHINE, NANCY S	18	100,502	1000	8,491	777.00	



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	8000		
Non-Ag Acres	0.2061		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	8,979.00 x 5.00 = 44,895		
Factor Value			
Adjustments	1.0000		
Lot Value	44,895		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,280 / 1,280
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,280
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1993 / 25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	142,236	111.12	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	153,390		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	92.41	Total Misc Impr	+ 5,317
Roofing Adj	+ 4.02	Garage Cost	+ 10,613
Subfloor Adj	+ 0.00	Total RCN	= 165,191
Heat/Cool Adj	+ 10.30	Depreciation (37%)	- 61,121
Plumbing Adj	+ 9.88	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 104,070
Adj Base Cost	= 116.61	Lot Value	+ 44,895
Total Area	x 1,280	Indicated Value	= 148,965
Adjusted Cost	= 149,261	Value Per SqFt	116.38

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	104,070		
Lot Value	44,895		
Indicated Value	148,965	116.38	Per SqFt
Agland Value			
Site Improvements			
Total Value	148,965	116.38	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10380	8x7		56	21.12		1,183
PRCH	SLAB PORCH - COVERED	10381	20x10		200	20.67		4,134



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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,280	1.000	1,280
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	56	1.000	56
4	M	PRCH		13	SLBC	200	1.000	200
Total Building Area						1,280		1,280



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)				